



# City of Fredericksburg

## 2007 Comprehensive Plan Update

Joint Work Session

CITY COUNCIL

PLANNING COMMISSION

2014 October 14

# Updating the Comprehensive Plan 2007 >> 2014

*aka editing War and Peace*

- ▶ Comprehensive Plan: Why / Who / What
- ▶ What has been done so far?
- ▶ What are next steps?

# Why

- ▶ Virginia Code section 15.2-2230 says:

At least once **every five years** the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

The current plan was adopted September 25, 2007.

# Who

- ▶ Virginia Code Section 15.2-2223 says:

The planning commission shall prepare and recommend and every governing body shall adopt a comprehensive plan for the physical development of the territory within its jurisdiction.

...the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants.

# What

- ▶ Virginia Code Section 15.2-2223 says:
- ▶ The comprehensive plan shall guide and accomplish coordinated, adjusted and harmonious development, in accord with present and probable future needs and resources, promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.
- ▶ The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any transportation improvement, shown on the plan and where existing facilities are to be changed in any way.

- ▶ As part of the comprehensive plan, each locality shall develop a transportation plan for all types of public transportation facilities.
- ▶ The transportation plan shall include a map that shall show all transportation improvements, with cost estimates of improvements accounting for current and future needs of the locality and the planning district.

- ▶ The comprehensive plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for general development .
- ▶ It may include or identify:
- ▶ 1. public and private uses, such as residential (including age-restricted housing); business; industrial; agricultural; mineral resources; conservation; active and passive recreation; public service; flood plain and drainage; and other areas;

- ▶ 2. community service facilities such as parks, sports playing fields, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
- ▶ 3. historical areas and areas for urban renewal or other treatment;
- ▶ 4. reasonable ground water protection measures;



- ▶ 5. A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural/forestal district maps, where applicable;
- ▶ 6. recycling centers;
- ▶ 7. military bases, military installations, and military airports and their adjacent safety areas;
- ▶ 8. electric transmission lines of 150 kilovolts or more; and
- ▶ 9. affordable housing

# 2007 Comprehensive Plan Components

- ▶ Vision Statement
- ▶ Key Area           Goals, Policies, and Initiatives
- ▶ Key Issue         Goals, Policies, and Initiatives
- ▶ Land Use          Land Use Map and Planning Areas
- ▶ Action Plan       List of Initiatives

# 2007 COMPREHENSIVE PLAN VISION STATEMENT

Since the City's founding in 1728, the citizens of Fredericksburg have overcome many challenges, created the character of the City, and ensured its extraordinary role in our Nation's history. During our stewardship of this great City, we resolve to build on this heritage and add our mark on the City's history.

The City Council's vision for Fredericksburg at its 300th Anniversary is:

- To be a city animated by a sense of its unmatched, irreplaceable history;
- To be a city characterized by the beauty of its riverfront, the vibrancy of its downtown, and its safe and attractive neighborhoods;
- To be a city inspired by active arts, cultural, and education communities;
- To be a city shaped by civic involvement and economic vitality; and
- To be the city of choice for people of many income levels, cultures, ethnicities, and physical abilities to live, work, and play.

# KEY AREAS

## **1. Downtown**

- ▶ Goal 1: City Center Character
- ▶ Goal 2: Downtown Serves as Center for Commerce, Culture, and Community
- ▶ Goal 3: Relationship to Other Business Centers
- ▶ Goal 4: Well-Balanced Mix of Uses
- ▶ Goal 5: Riverfront
- ▶ Goal 6: Adequate Public Services
- ▶ Goal 7: Redevelopment

## **2. RAPPAHANNOCK RIVER**

- ▶ Goal 1: Clean and Safe Water Supply
- ▶ Goal 2: Natural Beauty and Historic Resources
- ▶ Goal 3: Natural Functions of River
- ▶ Goal 4: Community Amenity
- ▶ Goal 5: Riverfront Linked to Downtown

## **3. CORRIDORS**

- ▶ Goal 1: Commercial Development
- ▶ Goal 2: Visual Character
- ▶ Goal 3: Mixed-Use
- ▶ Goal 4: Complement Other Business Centers

# KEY ISSUES

## **1. TRANSPORTATION AND MOBILITY**

- ▶ Goal 1: Surface Transportation System
- ▶ Goal 2: Alternative Forms of Transportation
- ▶ Goal 3: Walkability
- ▶ Goal 4: “Complete Streets”

## **2. PUBLIC FACILITIES & SERVICES**

- ▶ Goal 1: Efficient and Effective Public Services
- ▶ Goal 2: Safe and Secure Environment
- ▶ Goal 3: Educational System
- ▶ Goal 4: Parks and Open Space
- ▶ Goal 5: Water Quality
- ▶ Goal 6: Public Lands and Facilities

## **4. NEIGHBORHOODS**

- ▶ Goal 1: Neighborhood Character
- ▶ Goal 2: Quality of Neighborhoods
- ▶ Goal 3: Distinct and Attractive Neighborhoods
- ▶ Goal 4: Adequate Public Services

## **5. SUBURBAN BUSINESS DISTRICTS**

- ▶ Goal 1: Shopping and Entertainment
- ▶ Goal 2: Economic Benefit
- ▶ Goal 3: Complements Other Business Centers

### **3. ENVIRONMENTAL PROTECTION**

- ▶ Goal 1: Balance Between Protection and Need for Development
- ▶ Goal 2: Watersheds
- ▶ Goal 3: Natural Functions of River
- ▶ Goal 4: Water Quality

### **4. COMMUNITY APPEARANCE**

- ▶ Goal 1: Maintain Appearance
- ▶ Goal 2: High Quality Design



## 5. HISTORIC PRESERVATION

- ▶ Goal 1: Heritage Resources
- ▶ Goal 2: Historical Experience

## 6. HOUSING

- ▶ Goal 1: Affordable Housing
- ▶ Goal 2: Variety of Housing
- ▶ Goal 3: Homeownership
- ▶ Goal 4: Housing Stock Maintained

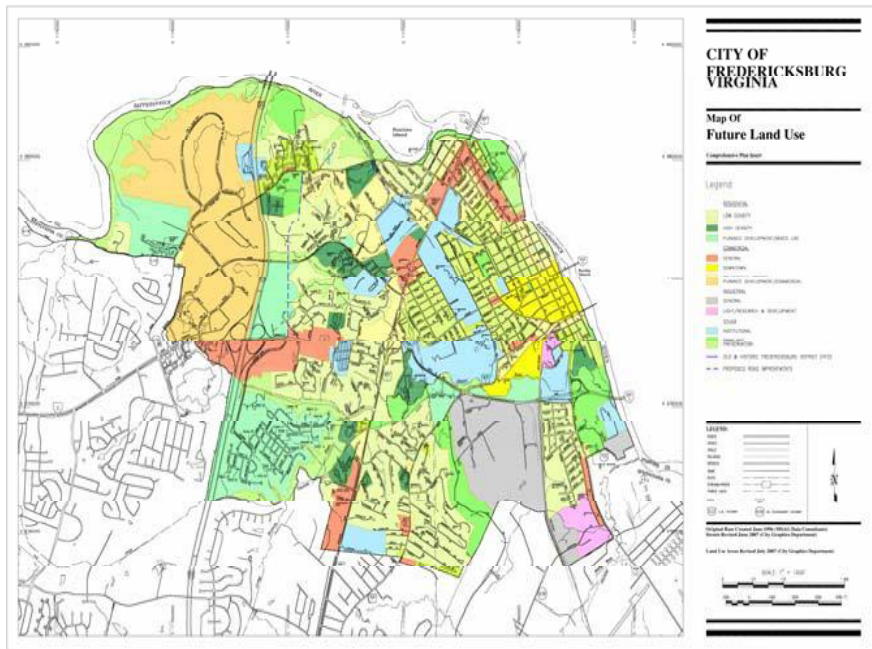
## **7. INSTITUTIONAL PARTNERSHIPS**

- ▶ Goal 1: Information Exchange
- ▶ Goal 2: Joint Regional Planning

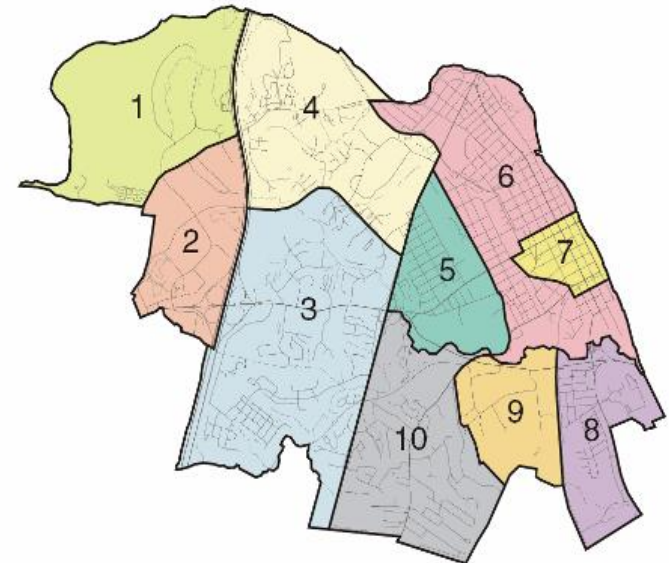
## **8. SUSTAINABILITY**

- ▶ Recycling
- ▶ Promoting Walkability
- ▶ Designing Buildings
- ▶ Conserving Energy
- ▶ Protection Natural Resources
- ▶ Public Information and Education

# Land Use Map



## Planning Areas



# 2006 JumpStart! Report

The JumpStart! report contained 11 study area corridors to focus Action Plans

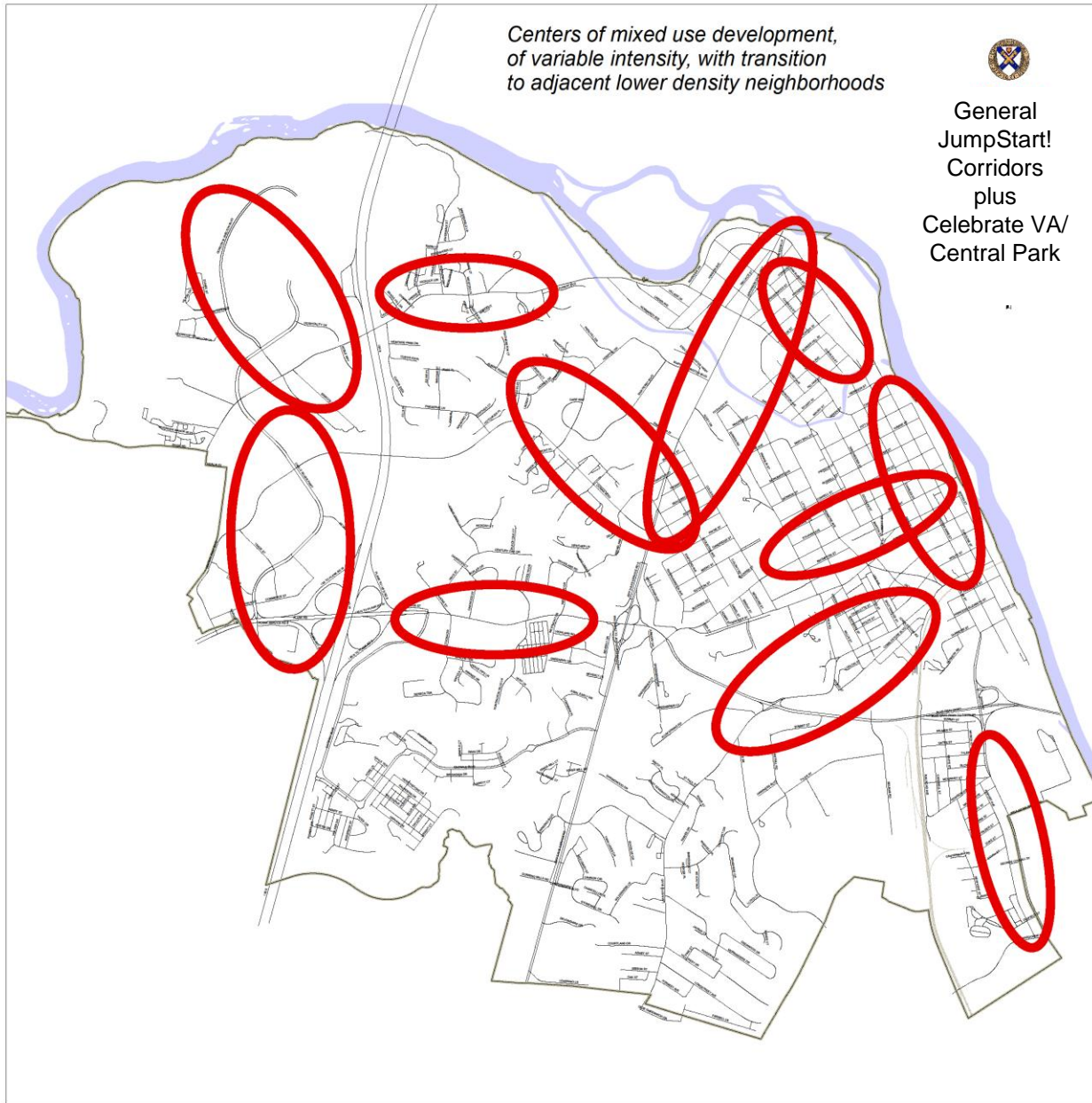
- ▶ Riverfront/Sophia Train Station to Fauquier
- ▶ Lafayette Boulevard Charles to Lee
- ▶ Princess Anne Street Route 1 to Fauquier
- ▶ North Riverfront Route 1 to Canal
- ▶ William Route 3 to Charles
- ▶ Downtown Frederick to Fauquier/Caroline to Charles
- ▶ Route 1 River to Cowan
- ▶ Route 3 Carl D. Silver to Route 2
- ▶ Fall Hill Avenue Carl D. Silver to Route 1
- ▶ Cowan Boulevard I-95 to Route 1
- ▶ Dixon Street Charles to Lansdowne

Such corridors and major institutions should serve as the spines for the Planning Areas

*Centers of mixed use development,  
of variable intensity, with transition  
to adjacent lower density neighborhoods*



General  
JumpStart!  
Corridors  
plus  
Celebrate VA/  
Central Park



# The \$64,000 question:

How effective are these  
elements in achieving the  
City's Vision?



# What is a Sustainable Neighborhood?

Leadership in Environment and Energy Design (LEED) principles

- ▶ **Smart Locations** *Previously developed and infill sites contaminated sites*
- ▶ **Design with Nature** *Sensitive to its natural setting*
- ▶ **Connected Neighborhoods** *Street connections and pathways*
- ▶ **Public Transit** *Reduced automobile dependence*
- ▶ **Neighborhoods that Use Land Efficiently** *Compact Development*
- ▶ **Diverse and Convenient Neighborhoods** *Blended neighborhoods  
Range of housing types and sizes  
Designed for variety of ages & abilities*

- ▶ **Walkable Streets** *Comfortable, safe, and inviting for pedestrians*
- ▶ **Reduced Parking and Transportation Demand** *Discourage parking lots  
Reduce the need for car ownership*
- ▶ **Bicycle-Friendly Design** *Creating and expanding a bicycle network*
- ▶ **Mixed Uses and Community Spaces** *Parks, open spaces, gardens, and ecological areas and sources of healthy food*
- ▶ **Green Buildings** *Energy and water efficiency*
- ▶ **Reusing Older Buildings** *Historic Resource Preservation*



- ▶ **Reducing Pollution** *Air, Water, and Light*
- ▶ **Keeping Things Cool** *Heat Island Reduction thru reduced parking footprint and tree-Lined and shaded streets*
- ▶ **Neighborhood-Wide Energy Efficiency** *Thru initial layout and orientation and installing renewable energy sources and distribution systems*
- ▶ **Reuse and Recycling** *Using recycled material and reusing wastewater*

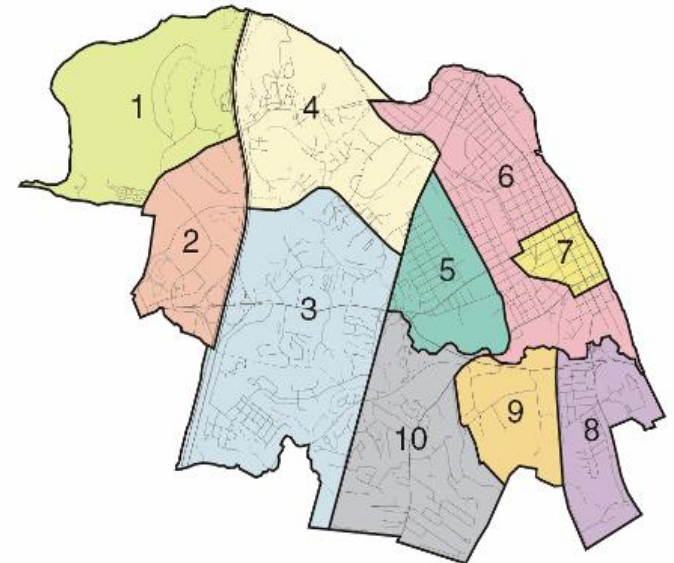
# Observation

While subject to improvement,  
the Goals, Policies, and  
Initiatives are not far off the  
LEED principles

# Land Use Map



## Planning Areas



# What has been done so far?

January 24, 2014 Joint Work Session

- ▶ City Council
- ▶ Planning Commission
- ▶ Economic Development Authority

Agreed Goal to:

present to City Council by the end of 2014:

- ▶ Updated, revised, and improved the Goals, Policies and Initiatives
- ▶ General Land Use and Transportation Map, and
- ▶ Process for preparation of more specific Area Plans

# Update Process to date

- ▶ **February 26, 2014**  
Public Hearing      Initial Citizens Forum to hear any thoughts or concerns  
(8,000 post cards, 33 attendees, 12 persons spoke)
- ▶ **March 12, 2014**  
Work Session      Discussion of revised Key Areas
- ▶ **April 9, 2014**  
Public Hearing      Revised Key Areas. 3 persons spoke
- ▶ **April 30, 2014**  
Regular Meeting      Preliminary Approval of Part II, Key Areas and Review of  
Part I, Setting the State: Vision and current statistics
- ▶ **May 7, 2014**  
Work Session      Chapter One, Chapter two, Part II, Key Areas, various  
other chapters (5, 7, & 8)
- ▶ **May 28, 2014**  
Regular Meeting      Discussed revised sections.

- ▶ **June 11, 2014**  
Public Hearing  
Public comment on the draft Comp Plan, Chaps 1–10  
2 persons spoke
- ▶ **June 25, 2014**  
Work Session  
Sustainability chapter, Downtown and Historic Preservation chapter; housing and transportation components
- ▶ **July 30, 2014**  
Regular Meeting  
Review Planning Areas and map.
- ▶ **August 13, 2014**  
Public Hearing  
Key Issues and Land Use Areas with discussion of Sustainability One person spoke
- ▶ **August 27, 2014**  
Work Session  
Part III, Key Issues, Chapter 8, Transportation and Chapter 9, Public Facilities & Services
- ▶ **Sept. 10, 2014**  
Work Session  
General Plan discussion
- ▶ **Sept, 24, 2014**  
Work Session  
Discuss Land Use map and Planning Areas
- ▶ **October 29, 2014**  
Public Hearing  
Comments on draft Plan

# 2014 Comprehensive Plan Components

- ▶ Part 1: A Livable City

- 1. Council Vision

- 2. Community Profile

- ▶ Part II: Promoting and Sustaining a Livable Community

- Highlights the need for sustainability in all the following sections*

- Environment, Equity, and Economy = Livability*

- 3. Transportation

- 4. Public Services/Facilities/Open Space

- 5. Environmental Protection

- 6. Business Opportunities

- 7. Residential Neighborhoods

- 8. Historic Preservation

- 9. Institutional Partnerships

- ▶ Part III: Land Use

- 10. Land Use Plan

- 11. Planning Areas

# 2014 COMPREHENSIVE PLAN

## VISION STATEMENT

Since the City's founding in 1728, the citizens of Fredericksburg have overcome many challenges, created the character of the City, and ensured its extraordinary role in our Nation's history. During our stewardship of this great City, we resolve to build on this heritage and add our mark on the City's history.

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- To be the city of choice for people of many income levels, cultures, ethnicities, and physical abilities to live, work, and play.



# Policy Chapters and Goals

## **3. Transportation**

- Goal 1: Surface Transportation
- Goal 2: Alternative Modes of Transportation
- Goal 3: Walkability
- Goal 4: “Complete Streets”

## **4. Public Services/Facilities/Open Space**

- Goal 1: Efficient and Effective Public Services
- Goal 2: Safe and Secure Environment
- Goal 3: Educational System
- Goal 4: Parks and Open Space
- Goal 5: Clean and Safe Water Supply
- Goal 6: Recreational Amenities
- Goal 7: Downtown Riverfront

## 5. Environmental Protection

- ▶ Goal 1: Resource Protection during Development
- ▶ Goal 2: Watersheds
- ▶ Goal 3: Natural Functions of Rivers and Streams
- ▶ Goal 4: Water Quality

## 6. Business Opportunities

*Combines Downtown, Corridors, and Suburban Business sections*

- ▶ Goal 1: Maintain Downtown as a Center for Commerce, Culture, and Community
- ▶ Goal 2: Establish a Well-Balanced Mix of Uses Downtown
- ▶ Goal 3: Encourage Commercial Development
- ▶ Goal 4: Maintain the Community's Visual Character
- ▶ Goal 5: Provide for Mixed-Uses in Corridors
- ▶ Goal 6: Compliment and Connect Business Districts

## 7. Residential Neighborhoods

*Combines Neighborhoods, Community Appearance,  
and Housing sections*

- ▶ Goal 1: Neighborhood Character
- ▶ Goal 2: Neighborhood Quality
- ▶ Goal 3: Distinct and Attractive Neighborhoods
- ▶ Goal 4: Adequate Public Services
- ▶ Goal 5: Enhanced Connections
- ▶ Goal 6: Compatible Design and Functional
- ▶ Goal 7: Affordable Housing
- ▶ Goal 8: Variety of Housing
- ▶ Goal 9: Homeownership
- ▶ Goal 10: Housing Stock

## **8. Historic Preservation**

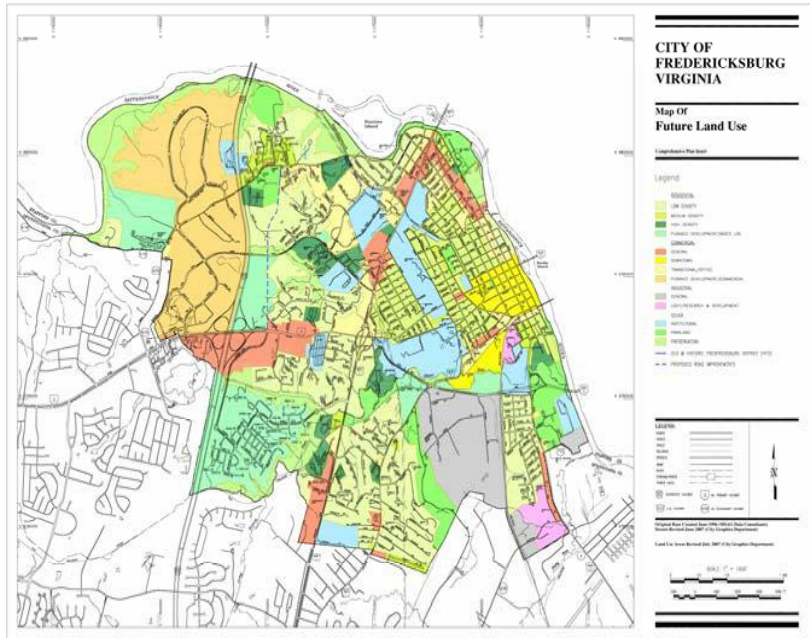
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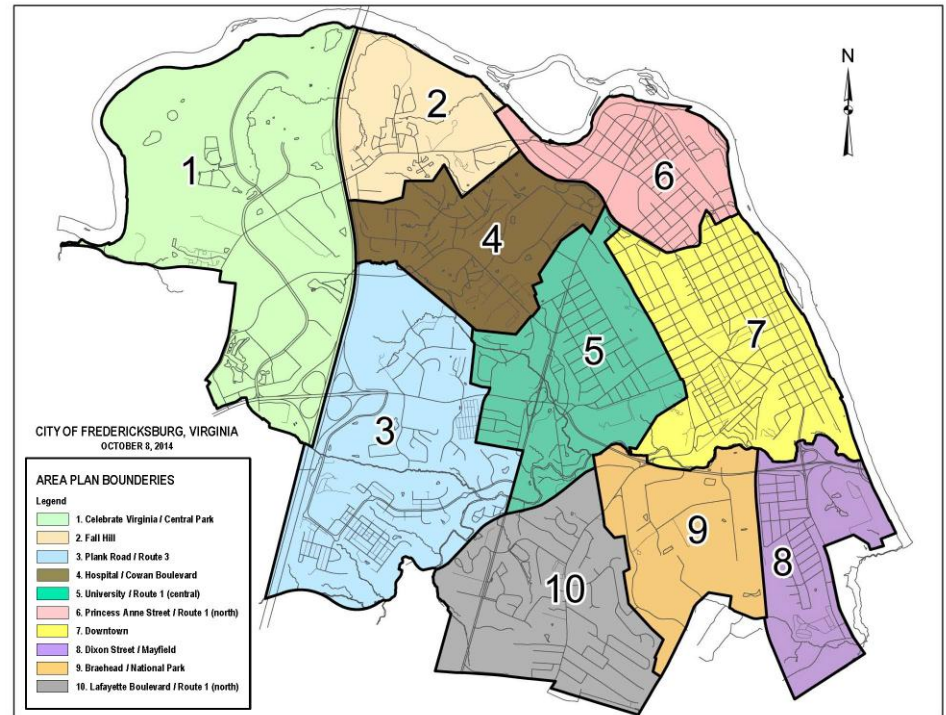
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# 2014

## Land Use Map

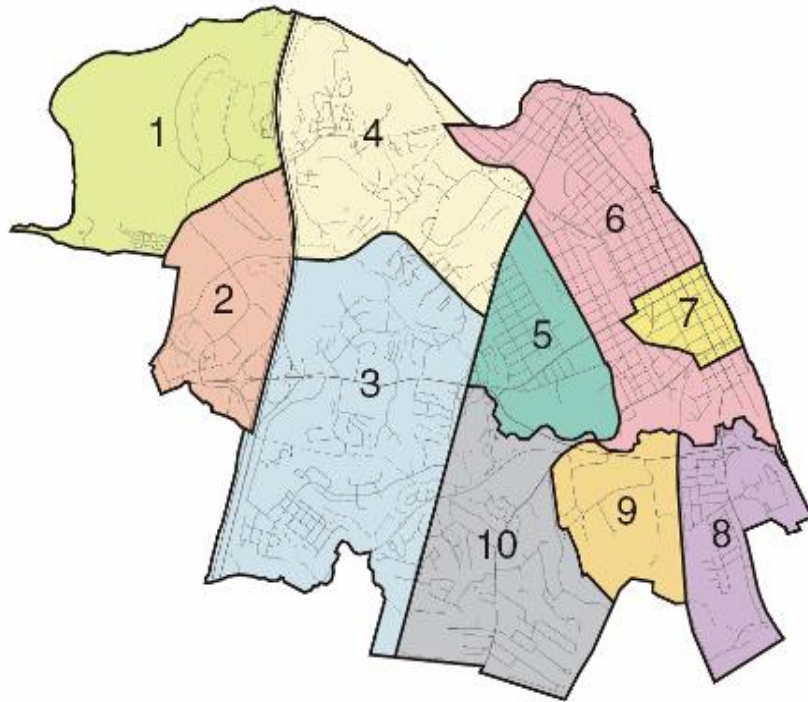


## Planning Areas

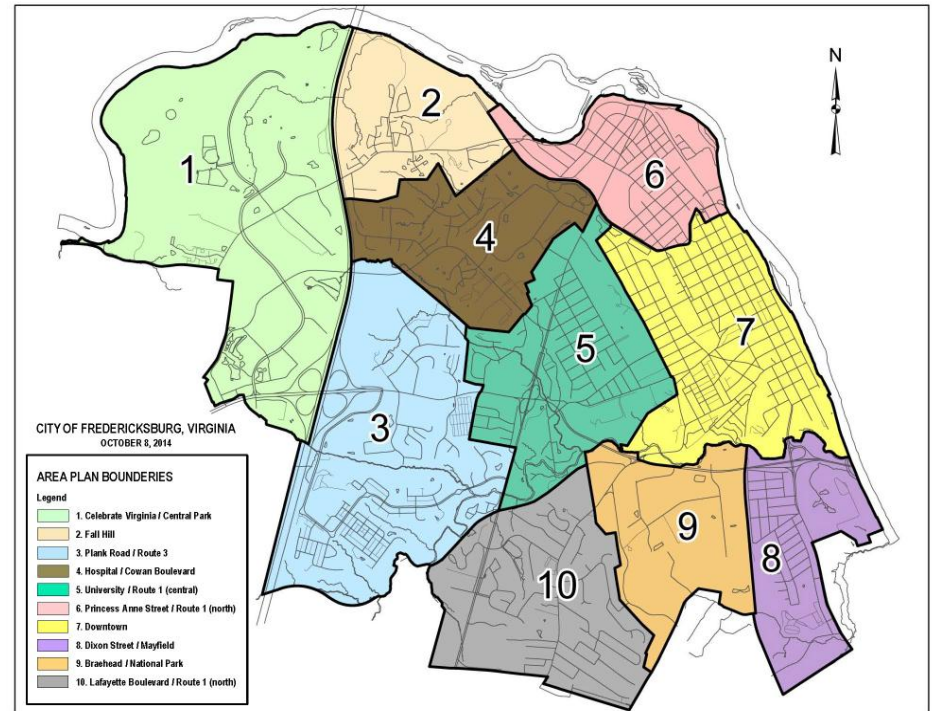




# 2007 Planning Areas



# 2014 Planning Areas



# What are next steps ?

- ▶ October 29  
Planning Commission public hearing

Planning Commission to provide:

- ▶ Recommendation on Plan
- ▶ Recommendation on order of preparation of new Area Plans. At its September 21<sup>st</sup> work session, the Commission proposed the following order: 6, 5, 7, 9, 1, 2, 3, 4, 8, 10.

- ▶ Assuming Council action by the first of 2015–
- ▶ Commence work on first two Area Plans using:  
a charette process
  - three or four intensive day long sessions to:
    - Identify issues and options to address issues
    - Identify and choose specific options
    - Prepare and achieve consensus on specific plans
- ▶ Consultants will be used on technical aspects (transportation/ design/ use potential), and to assist in facilitating the charette process



# Five-Minute Overview of the Plan

# Questions and Discussion

## Det